

More Recent Development Case Study: Beaumont Manor, Hemel Hempstead

Beaumont Manor is a new residential development in Hemel Hempstead, located on Three Cherry Trees Lane. Designed as a modern, landscape-led community, the scheme includes a mix of 1-, 2-, 3-, and 4-bedroom homes, with a strong emphasis on sustainability, pedestrian-friendly streets, and integrated green spaces. Although only partially constructed, the neighbourhood already provides valuable lessons as a case study in recent development within Hemel Hempstead.



Architectural Style & Materials

- Homes within Beaumont Manor reflect a contemporary suburban design, combining timber-frame construction with traditional brown and red brick, complemented by feature black weatherboarding. The development includes a variety of housing typologies, including apartments, detached houses, and semi-detached houses.



Public Realm & Green Infrastructure

The scheme adopts a landscape-first approach, incorporating significant green spaces and biodiversity features. Connectivity to the Nickey Line enhances access to wider walking and cycling networks. Key landscape features:

- Dedicated play areas for different age groups.
- Surface water management systems designed to support aquatic biodiversity.
- Tree-lined streets and open spaces fostering a high-quality residential environment.
- Dedicated pedestrian and cycle paths to enhance active travel.

Community & Social Facilities

The development aims to establish a self-sustaining neighbourhood, with proposed facilities designed to encourage local community interaction. These include:

- A new primary school (subject to planning), forming an educational hub.
- A local centre with retail and café spaces, fostering activity and engagement.

Urban Structure and Layout

Beaumont Manor is designed as a modern, landscape-led neighbourhood, with 600 new homes across two phases. The development features a structured hierarchy of spaces, integrating residential streets, green infrastructure, and community facilities. Beaumont Manor will consist of three main areas:

- The Green Spine: A central pedestrian and cycle corridor lined with landscaped areas, forming an interconnected movement network.
- The Avenue: A tree-lined primary street reinforcing movement and visual continuity, flanked by two- and three-storey homes.
- Local Streets: Pedestrian-friendly shared spaces with terraced housing, parking courts, and compact urban frontages.



Summary & Design Implications

Beaumont Manor presents a balanced approach to new residential development, combining structured urban design, landscape-led placemaking, and integrated transport links. Its emphasis on walkability, sustainability, and community cohesion aligns with broader principles of modern housing design.

Planned Settlements: New Town, Garden Villages

As part of the Hemel Garden Communities initiative, North Hemel Hempstead is envisioned as an extension to Hemel Hempstead, which itself has a legacy as a planned community. Building on North Hemel Hempstead's New Town heritage, this extension will continue its tradition as a self-sustaining, vibrant community, while incorporating contemporary principles to ensure long-term sustainability and liveability.

This character analysis has explored local character, including Hemel Hempstead, Woodhall Farm, Redbourn, and newer neighbourhoods. However, it is important to consider lessons from both older and more recent examples of garden villages and planned communities at a national level.

The selected case studies include:

- Bournville, Birmingham, Port Sunlight, Wirral, New Earswick, York, Letchworth Garden City, Hertfordshire, Welwyn Garden City, Hertfordshire, Ebbsfleet Garden City, Kent, Poundbury, Dorset

Garden Village and Community Case Studies

Bournville, Birmingham

Founded: 1879 by George Cadbury.

Key Achievements: Integration of housing and green spaces; long-term stewardship through the Bournville Village Trust.

Challenges: Limited early employment diversity; rising property prices over time.

Lessons for North Hemel Hempstead: Implement stewardship models, balance affordability with quality, and prioritise healthy, green living environments.

Source: Bournville, Letchworth, Welwyn, and Ebbsfleet



New Earswick, York

Founded: 1902 by Rowntree family, particularly Joseph Rowntree.

Key Achievements: Promoted local democracy; high-quality homes with gardens.

Challenges: Limited growth due to small scale.

Lessons for North Hemel Hempstead: Encourage resident engagement, include gardens, and support local food production.



Letchworth Garden City, Hertfordshire

Founded: 1903 by Ebenezer Howard.

Key Achievements: Integration of nature and urban planning; self-contained community.

Challenges: Lagging industrial growth; affordability issues over time.

Lessons for North Hemel Hempstead: Balance urban and natural elements, foster self-sufficiency, and maintain affordability.



Ebbsfleet Garden City, Kent

Founded: 2014.

Key Achievements: Sustainability focus; community engagement; modern infrastructure.

Challenges: Slow growth; some green spaces unrealised.

Lessons for North Hemel Hempstead: Prioritise sustainability, engage the community, and ensure timely delivery of services and amenities.



Port Sunlight, Wirral

Founded: 1888 by William Hesketh Lever.

Key Achievements: High-quality housing and amenities; architectural variety fostering village character.

Challenges: Over-reliance on factory success; limited early economic diversity.

Lessons for North Hemel Hempstead: Foster architectural diversity, include a range of amenities, and ensure economic resilience.



Welwyn Garden City, Hertfordshire

Founded: 1920 by Ebenezer Howard.

Key Achievements: Green infrastructure; balanced residential, commercial, and industrial areas.

Challenges: Economic growth slower than residential expansion.

Lessons for North Hemel Hempstead: Preserve green spaces, integrate diverse land uses, and align future expansion with core principles.



Poundbury, Dorset

Founded: Vision of Charles III.

Key Achievements: Mixed-use neighbourhoods; high-quality architecture; walkability.

Challenges: Affordability issues; limited transport connectivity.

Lessons for North Hemel Hempstead: Promote walkable, mixed-use design; balance affordability with quality; invest in transport links.



Summary of Lessons Learned from Garden Village and Community Case Studies



Integration of Green Spaces and Housing

Lesson: Prioritise green spaces throughout the development, ensuring housing is designed with access to natural areas, parks, and community gardens. This fosters healthy living and supports biodiversity. *Source: Bournville, Letchworth, Welwyn, and Ebbsfleet.*



Architectural Diversity and Quality

Lesson: Encourage the future delivery of diverse and high-quality architecture to create a strong sense of place and community identity, while making the area visually engaging. *Source: Port Sunlight, Poundbury.*



Walkability and Sustainable Transport

Lesson: Ensure walkable neighbourhoods with cycling paths and public transport. *Source: Ebbsfleet, Poundbury, Welwyn.*



Long-Term Stewardship and Governance

Lesson: Establish a long-term stewardship model, such as a community trust, to manage public spaces and communal assets. Engage residents in governance to promote sustainability and community involvement. *Source: Bournville, New Earswick, Letchworth.*



Community Engagement and Local Governance

Lesson: Involve residents in planning and future decision-making through local councils or trusts, fostering community ownership and alignment with residents' needs. *Source: New Earswick, Ebbsfleet.*



Diverse Housing and Affordability

Lesson: Provide diverse housing options to accommodate various income levels and family types. Balance high-quality design with affordability to ensure accessibility for all. *Source: Letchworth, Welwyn, Poundbury, Bournville.*



Balance Urban and Natural Elements

Lesson: Balance urban features like housing with natural landscapes, incorporating green spaces and parks to harmonise town and country living. *Source: Letchworth, Welwyn, Ebbsfleet.*



Community and Social Amenities

Lesson: Include community and social amenities accessible by foot or bicycle, to create a vibrant, self-sustaining community. *Source: Bournville, Port Sunlight, Poundbury.*



Sustainability and Future-Proofing

Lesson: Encourage the future delivery of energy-efficient homes, renewable energy, and future-proof infrastructure. Design green spaces with biodiversity in mind. *Source: Ebbsfleet, Welwyn.*

Conclusion and lessons for the design and planning of North Hemel Hempstead

North Hemel Hempstead presents an opportunity to build on Hemel Hempstead's New Town legacy, while integrating modern design principles promoted by the Hemel Garden Communities (HGC) initiative- with a focus on sustainability, connectivity, and placemaking. The town's historical evolution

underscores the value of structured neighbourhood planning, green corridors, and integrated social infrastructure- all of which must be carefully considered in shaping future development.

Key lessons learnt

Neighbourhood Identity and Cohesion

Hemel Hempstead's existing neighbourhood structure provides a strong model for self-contained communities, yet newer developments require better connectivity. North Hemel Hempstead must ensure walkability, a mixed-use centre, and well-designed public spaces that foster community interaction.

Green Infrastructure as a Foundation

The original New Town concept prioritised generous green spaces, though subsequent development has reduced their scale. North Hemel Hempstead must adopt a landscape-led approach, integrating parkland, natural areas, green corridors, green spaces and sustainable drainage systems to enhance ecological and recreational value.

Architectural Variation and Street Definition

Lessons from Woodhall Farm and similar developments show that excessive uniformity can result in a weakly defined urban environment. Future design should balance consistency with variety, ensuring active frontages, well-defined streetscapes, and a diverse mix of housing typologies.

Integration with the Surrounding Context

The proximity to Redbourn and the rural landscape underscores the need for sensitive transition zones that blend urban edges with open countryside.

Transport and Accessibility Priorities

The success of North Hemel Hempstead depends on an efficient road hierarchy, segregated pedestrian and cycle routes, and improved public transport links. A focus on low-traffic neighbourhoods, sustainable travel, and multi-modal connections will help future-proof mobility infrastructure.

Community and Social Infrastructure

New facilities in North Hemel Hempstead must complement rather than compete with Existing amenities in Woodhall Farm and the East Hemel Hempstead site. The HGC's vision is to provide a balanced provision of schools, healthcare, local retail, and leisure spaces to support long-term sustainability and community wellbeing.

Garden Village and Community Case Studies

Lessons from Garden Village and Community Case Studies demonstrate the importance of thoughtful urban planning, ensuring that new developments balance sustainability, accessibility, and strong community identity. These principles are particularly relevant to the design of North Hemel Hempstead, providing a foundation for creating a well-integrated and resilient neighbourhood.

Final Considerations

The Hemel Garden Communities initiative provides a framework for future-proofing North Hemel Hempstead, ensuring it reflects best practices in placemaking, sustainability, and integrated growth. By drawing on lessons from existing neighbourhoods, embracing heritage and landscape sensitivity, and prioritising high-quality design, the development can evolve into a cohesive, well-connected, and resilient community.



APPENDIX B: TECHNICAL SUMMARIES

Landscape and Visual

Green Infrastructure Context

At a county level, the North Hemel Hempstead (NHH_ Broad Location Site identified within the withdrawn Local Plan lies within Hertfordshire Green Infrastructure Network, encompassing river valleys, chalk grasslands, farmlands and woodlands.

Overall, the wider NHH Site is visually and physically enclosed along the western, northern and southern boundaries due to the hedgerow and tree cover. Beyond the wider NHH Site, further hedgerow field boundaries and woodland blocks provide the area with an increased degree of enclosure, most notably Hay Wood and woodland associated with the urban edge of Hemel Hempstead.

Public access to the Site is limited to a public footpath (Redbourn 011) that crosses the northern extents on an east – west axis. There are a further five public footpaths that lie in close proximity to the Site, these comprise Great Gaddesden 048 to the west, providing links from the settlement edge of Hemel Hempstead to the Site's western boundary; Redbourn 010 abutting the eastern boundary; Redbourn 009 providing links from the eastern Site boundary towards Redbourn; a publicly accessible route off Holtsmere End Lane on the the wider NHH Site's northern boundary which provides onward connection north to the Chiltern's AONB; and Redbourn 013 connecting to the Nickey Line (National Cycle Network (NCN) Route 57) providing links from the Site boundary southwards towards East Hemel Hempstead.

Landscape and Visual Context

A Landscape and Visual Appraisal (LVA) has been carried out in order to inform the design process and considered relevant planning policy, landscape character assessments, existing Site features and the opportunities for minimising the impact of the proposed development on surrounding views.

Due to the presence of existing mature field boundary vegetation and the densely wooded northern edge to Hemel Hempstead, the wider NHH Site is largely visually contained, sharing limited or no intervisibility between Hemel Hempstead, Redbourn and the Chiltern's AONB. Partial/filtered views are possible from bridleway Hemel Hempstead 128, from Holtsmere End Lane adjacent to the northern boundary and footpath Great Gaddesden 048 within the wider landscape to the west/north- west.

Views from the immediate landscape to the north, east and west would see the proposed development set amongst existing mature vegetation to the wider NHH Site boundary. This would provide screening and softening of the development upon completion.

Green Infrastructure Strategy

At the heart of the Green Infrastructure (GI) Strategy for the North Hemel Hempstead Broad Location is a GI Framework, delivering a biodiversity net gain through a network of green spaces that are essential for sustainable communities in the present and future. The GI Framework will embrace the landscape context to connect existing and planned communities via a network of accessible green spaces which respects and protects the ecological and cultural heritage of the area and supports local distinctiveness.

These connections will feed into wider green infrastructure strategies for the area by delivering dedicated new places for recreation, play, relaxation, nature and food growing.

The proposed GI Framework will:

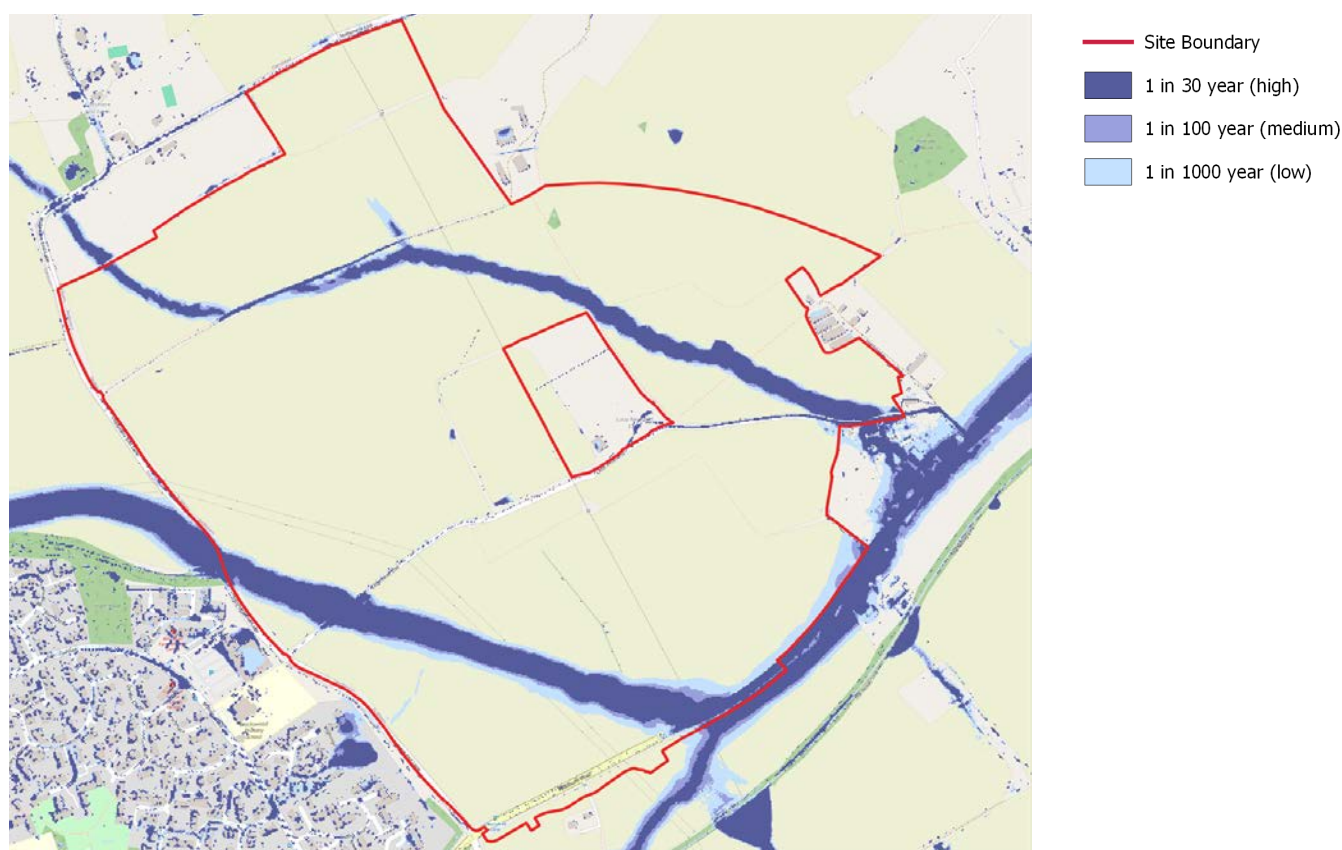
- Create a connected, multifunctional habitat mosaic which embraces the wider NHH Site's landscape and ecological assets. The mosaic will provide areas of ecological value including hedgerows, grassland, wetland and woodland habitats for wildlife and enjoyment by new and existing communities.
- Improve pedestrian, bridleway and cycle provision, creating new multifunctional corridors with opportunities for users to enjoy the countryside through increased access.
- Provide suitable open space within close proximity to future homes

Drainage

The flood risk for the Site has been assessed for all potential sources, including rivers, surface water, ground water, and other residual risks. The Site is designated Flood Zone 1, defined as being land having a low risk with less than 1 in 1,000 annual probability of river or sea flooding. The southern boundary of the Site is recorded by the Environment Agency (EA) as being at a residual risk of reservoir flooding in the unlikely event of failure of the Thames Water Asset, but this will not affect the delivery of the Site. A dry valley is present within the Site which may, during extreme rainfall, act as an overland flow path for surface water. The Site is underlain with permeable chalks and so the extent of the flow path as modelled at the national scale by the EA is thought to be conservative. RSP has undertaken more refined modelling with the methodology agreed with Hertfordshire County Council Lead Local Flood Authority. This modelling utilises more detailed topographical survey, onSite

geotechnical surveys and the latest modelling technology to more accurately determine the risk and to review options to manage the surface water onsite and options for offsite betterment. As is clear from the image below, the Site can be developed in such a way that the identified flood risks pose a limited constraint to the masterplan. The areas identified as at risk can be integrated within the Site landscaping and POS with residential areas proposed on higher ground .

Onsite infiltration testing has confirmed soakaways are viable. The proposed drainage strategy will look to manage surface water as close to its source as possible through the provision of Sustainable Drainage Systems (SuDS) to help replicate the pre-development greenfield scenario including an allowance for climate change. SuDS will be integrated into the public open space provision and should deliver amenity, landscape and biodiversity benefits. The foul discharge from the development will be collected by gravity networks through the development to ultimately discharge to the existing Thames Water network.



Integrating sustainable drainage within streets

Movement & access

Overview

The NPPF seeks to locate new developments in areas that provide people with a choice of travel modes so as to be able to provide safe and suitable access for all. There is a presumption that developments should only be resisted on highways grounds when it can be demonstrated that it will lead to a severe impact upon the road network.

When considered against this background, it is evident that the proposed allocation of the North Hemel Hempstead Broad Location identified within the Regulation 18 Local Plan is well placed to accord with these principles. An overview of the transport and accessibility considerations in relation to the Site is provided below.

Pedestrian & Cycle Access

One of the most notable features of Hemel Hempstead as a town is the compact nature of the services and facilities contained within it, as well as a range of additional services and facilities around the town. Despite the Site's location on the edge of the town, the compact nature ensures that it remains highly accessible to the extensive range of services and facilities available and accessible by sustainable modes. All areas are within cycling distance of the Site and many are within walking distance, making it an ideal sustainable location for development as is required by the NPPF.

In particular, the Site is within walking distance of the local centre and primary schools within the neighbouring Woodhall Farm area of the town. The proposed primary school and a local centre at the Site along with the addition of a new secondary school at East Hemel Hempstead to the south identified within the Local Plan will only add to this accessibility. Maylands Business Park area can be accessed via a choice of routes to the south including Cherry Tree Lane. HGC Green Loop and STC will further enhance walking and cycling accessibility across the town, offering a safe, segregated route to Maylands as well as the significant employment area and school as part of East Hemel.

The areas to the north and east of Site are rural, meaning that walking for leisure and recreational purposes will be well served too, through the existing extensive PROW network and proposed community park, enhancing access to the countryside.

The Nickey Line to the south offers a key non-vehicular connection locally, linking the centre of the town passing numerous local facilities and higher order services on the way. Running just to the south of Redbourn Road, it provides a ready-made route for the future occupants, whilst a few local upgrades would be beneficial, is of a high quality.

Access to it from the Site would be provided across the Redbourn Road in the form of a new Pegasus crossing along the HGC Green Loop route which runs along Holtsmere End Lane and Cherry Tree Lane. Offering a safe, direct and convenient connection.

Public Transport

The Site is also highly accessible by public transport with the nearest bus stops along Redbourn Road approximately 75m from the south west corner of the Site, served by Centrebus 46. Additional bus stops are available in neighbouring Woodhall Farm which are accessible from Redbourn Road of from the PRoW network. These provide opportunities to access many local facilities and employment opportunities located within the town that can already be reached by bus. Notable amongst these are the Route 2 and 4 services which provide up to five buses per hour and boast a twelve-minute journey time to the town centre and onwards to the train station.

The nearest Route 2 bus stops sit close to its south-west corner of the Site on Shenley Road, making it an ideal "early win" opportunity notwithstanding any new services or service extensions that may come forward as the development progresses. Combined with the Route 46 that runs out to the east along Redbourn Road on an hourly basis, the Site is currently well served by public transport, with improvement opportunities.



Redbourn/Hemel Hempstead Road (B487)

Maylands employment area, future East Hemel employment area and secondary school, the Site presents an ideal opportunity to help deliver a high-quality, well utilised public transport offering. A network of mobility hubs is proposed across HGC and existing town including one within the Site, offering a hub and interchange point between sustainable modes.

Access to the Highway Network

The Site sits towards the north-east of the town and fronts the B487 Hemel Hempstead Road which connects with both Redbourn to the immediate east (and onwards to M1 at Junction 9 via the A5183) and towards the suburban areas around the north of Hemel Hempstead to the west. The road is mostly rural in nature along the Site frontage and to the east (with the national speed limit in place), and more urban in character to the west (with 40mph speed limits in place). The road provides a suitable access for the Site, is well connected to the town, key services, as well as other local destinations.

The access strategy includes two new junctions, serving the Site on the northern side and East Hemel on the southern side. Both junctions will be signal controlled, with the eastern junction forming the main access for general traffic and western junction offering a dedicated, bus only access to offer prioritised, convenient bus movements.

The STC crossing the eastern junction, with good quality, segregated and signal controlled pedestrian and cycle crossing points. Crossing provision is also included proposed as part of the western junction, however most pedestrian and cycle movements are anticipated to occur at the Pegasus crossing to the west. The Pegasus crossing is located on the main desire line and the proposed HGC Green Loop route.



Route 46 that runs out to the east along Redbourn Road on an hourly basis



The Nickey Line



The Marylands Business Park

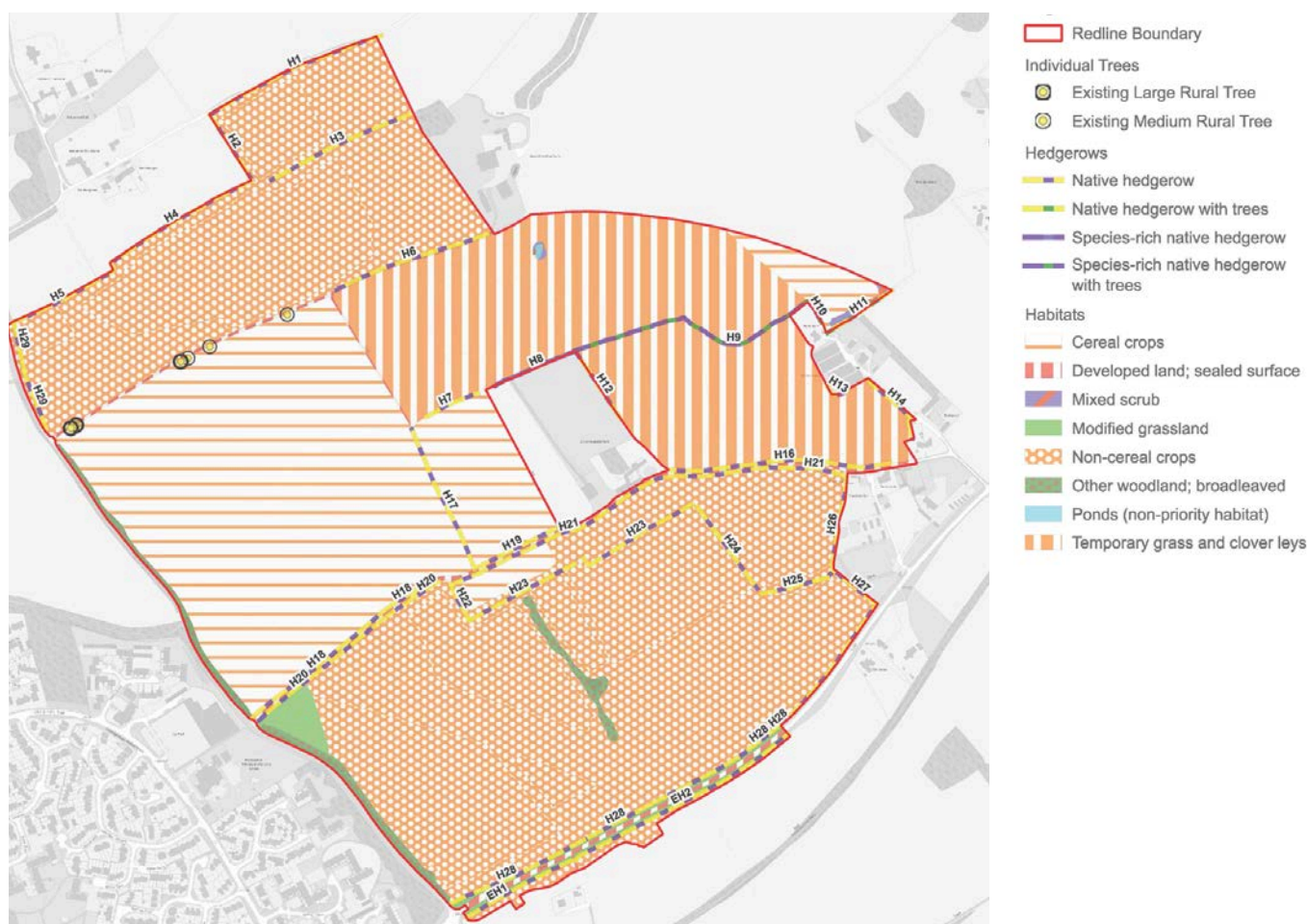
Ecology

The Site mostly comprises of arable habitats which are of low ecological value. Higher value habitats onsite include the boundary hedgerows, woodland blocks, scattered trees, pond, scrub and species-poor grassland. A suite of protected species surveys have been conducted onsite with reptiles and dormice found to be currently absent. A badger clan was found to be present onsite consisting of a main sett and associated setts. A range of mostly common and widespread bat species were found to utilise the boundary features and woodlands for foraging and commuting, the only exception was the registration of barbastelle bats that are an Annex II species under the Conservation of Habitats and Species Regulation 2017 (as amended). A range of breeding and wintering birds were recorded onsite, with most being generalist/woodland species along with a farmland bird assemblage including breeding skylark.

The Site is within the zone of influence for recreational pressure for the Chiltern Beechwoods SAC and so will be required to pay the SAMMS tariff and to provide a SANG to mitigate for increases in recreational pressure. A SANG of 28.2ha is being provided to the east of the development footprint which will also provide further opportunities for habitat creation as well as providing an area for recreation.

The majority of linear features such as hedgerows, woodland and trees are to be retained, with additional habitats to be created that will increase commuting, foraging and refuge opportunities for a range of species but particularly badgers, birds and bats which have been recorded. Habitats to be created include species-rich grassland, woodland, scrub planting and pond creation; this will be included with the GI and areas of recreational mitigation (SANG). Mitigation for skylarks can include a combination of strategies such as increasing foraging habitats within the Site and/or offsite dedicated areas. General mitigation measures such as bat and bird boxes will be installed on buildings and trees, with a sensitive lighting strategy provided to safe guard darker corridors for bats.

The retention and creation of the above habitats means there are good opportunities for achieving a 10% net gain onsite, with opportunities for offsite units if required.



Utilities

Existing utility records have been obtained, detailing the utility mains and services in and around the site. Pre-development applications have also been submitted to confirm if and how the development could be served.

The records indicate that there are no potable water, foul or surface water drainage, or gas mains on or crossing the site. However, all these services are present within the existing residential development to the west (Woodhall Farm) and in Redbourn Road to the south.

An overhead extra high voltage electricity transmission pylon route crosses the eastern part of the site, running parallel to Holtsmere End Lane. Diversion of this primary network will not be possible, and its retention forms part of the masterplan. In addition, a pair of overhead HV distribution mains cross the site from the south, running north and then northwest, skirting Woodhall Farm. These HV cables will be diverted underground to be accommodated within the masterplan.

Local overhead Openreach services are present to the east of the site. These serve nearby farms and dwellings and can be retained as part of the masterplan. A BPA fuel pipeline also crosses the site diagonally from northwest to southeast. Diversion will not be possible, and it has been incorporated into the masterplan along with its easement.

In line with the emerging Future Homes Standard, all new homes will be fully electric. UK Power Networks, the Distribution Network Operator, has provided a viable solution via an HV connection to the Hemel North primary substation on Redbourn Road (OS coordinates 507183, 208985). Several new substations will be located around the site to serve the new homes, along with associated HV and LV networks.

Full fibre broadband will be provided to all homes through new underground infrastructure, future-proofing connectivity and supporting home working. Virgin Media infrastructure is also present in Woodhall Farm and along Hemel Hempstead Road and could be extended to serve the site.

Potable water is supplied by Affinity Water, which has identified a source close to the boundary and confirmed that no reinforcement of its network will be required.

Wastewater is handled by Thames Water, which has been approached for a pre-development enquiry and requires further information before issuing a report.

Heritage

An archaeological desk-based assessment has identified that there are no designated heritage assets located within the Site. One Scheduled Monument, The Aubreys Camp (NHLE 1003520), an earthwork enclosure likely dating to the Iron Age, is located c.320m to the east. During all seasons there is no clear intervisibility between the site and the Scheduled Monument due primarily to tree coverage on the earthworks and also, in part, due to topography. The Site therefore contributes very little to the way in which the Scheduled Monument is experienced or appreciated

Trial trenching was undertaken to investigate the archaeological potential of the Site. The trenching did not record any evidence of extensive settlement remains which suggests the landscape was only sparsely occupied during the late prehistoric and Roman periods. Where present, these archaeological remains are considered to be of no more than of regional significance.

A Built Heritage Statement identified that the site does not contain any designated or non-designated built heritage assets. There are Three Grade II Listed Buildings outside of the Site were identified for detailed assessment, including Holtsmere Manor (NHLE 1348462), Great Revel End Farmhouse (NHLE 1102957), and Wood End Farm Cottages (NHLE 1102907). Ultimately, a degree of harm was identified for each listed building, though none exceeded the lower threshold of less than substantial harm. This reflects the Site's late twentieth century agricultural character, changes to the listed buildings and land ownership, and the embedded mitigation measures within the developing masterplan. That level of harm will need to be weighed against the public benefits of the proposed development in accordance with Paragraph 215 of the NPPF (2024). Little Revel End Farm was identified as a non-designated heritage asset. It was determined that the building has some architectural and historic interest, though that its significance would most likely be preserved as part of the proposed development, owing to retention of the immediate and most important aspects of its rural setting.

Overall, it is considered that, subject to mitigation, there are likely to be no significant impacts on the historic environment as a result of the proposed development.



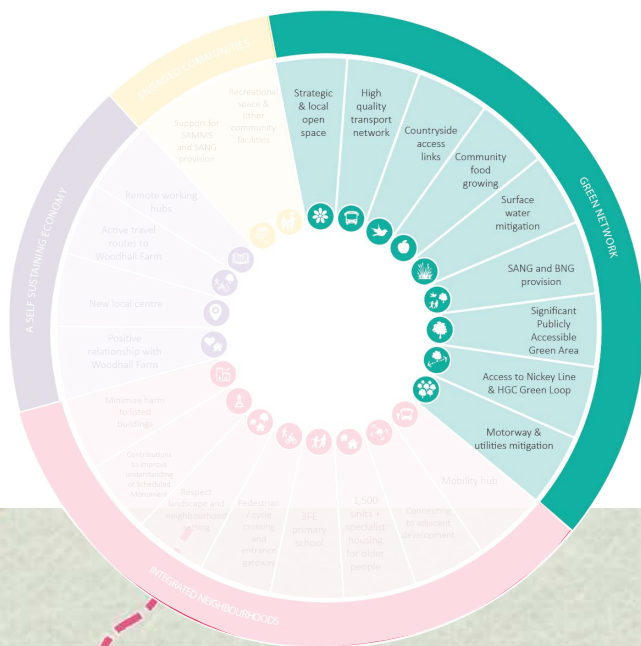
APPENDIX D: RESPONDING TO THE HGC DESIGN PILLARS



HGC pillar: A Green Network

"A network of green routes, travel and places will support healthy lifestyles, biodiversity, climate resilience, environmental sustainability and the wellbeing of local communities."

Policy H1 of the St. Albans City & District Council Draft Local Plan 2041.





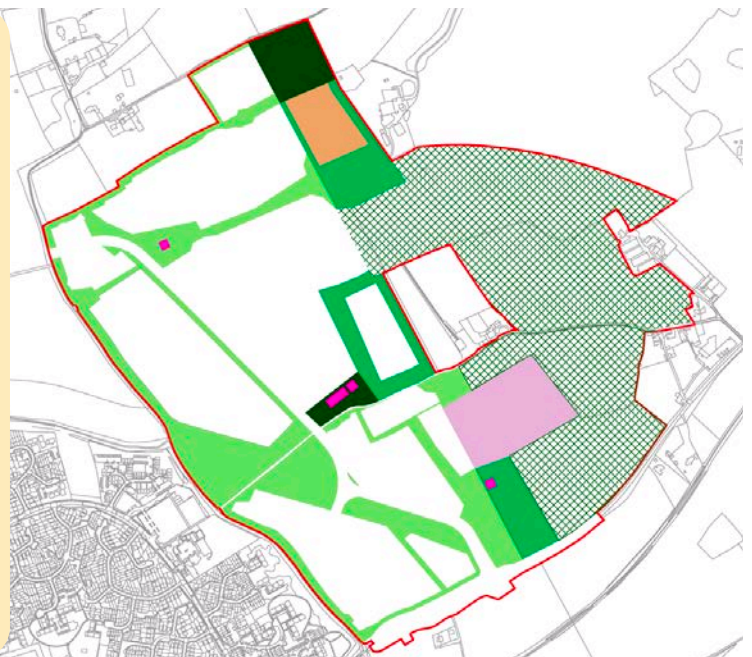
HGC spatial principle: Create a network of strategic and local green and blue routes

Response: The provision of a network of green and blue landscape corridors will create convenient and legible active travel connections between key locations within North Hemel Hempstead, including a proposed local centre and primary school, a public transport corridor and mobility hub, a destination playground and a network of publicly accessible open spaces. The network of green and blue spaces connect the Site to the wider Hemel Garden Communities, Hemel Hempstead, the Nickey Line, Redbourn, the Chiltern Area of Outstanding Natural Beauty, and beyond. The Buncefield oil pipeline is discreetly accommodated within a green corridor.



HGC spatial principle: Build a strong green network to serve multiple users and functions

Response: The establishment of a network of green and blue landscape corridors will facilitate active travel within North Hemel Hempstead and beyond, offering a viable alternative to private car usage for shorter trips. This approach will benefit North Hemel Hempstead residents and neighbouring communities in terms of commuting to work and school, as well as accessing the various facilities within the local centre. Moreover, this initiative will not only reduce carbon emissions but also promote health and well-being





HGC spatial principle: Create, protect and enhance new 'green swathes'

Response: North Hemel Hempstead will feature well-defined edges composed of green infrastructure, establishing a distinct neighbourhood that is both separate and interconnected with the adjacent neighbourhoods of the Hemel Garden Communities. The design of North Hemel Hempstead will respond to the valley topographic character in the southern area of the Site, creating a new 'green swathe' landscape corridor. These and other landscape will ensure natural drainage, carbon sequestration, and a reduction in the heat island effect. Additionally, it will provide residents with easy access to high-quality local parkland and a rich variety of green spaces, including substantial areas covered by trees.



Strategic & local open space

Significant publicly accessible green area



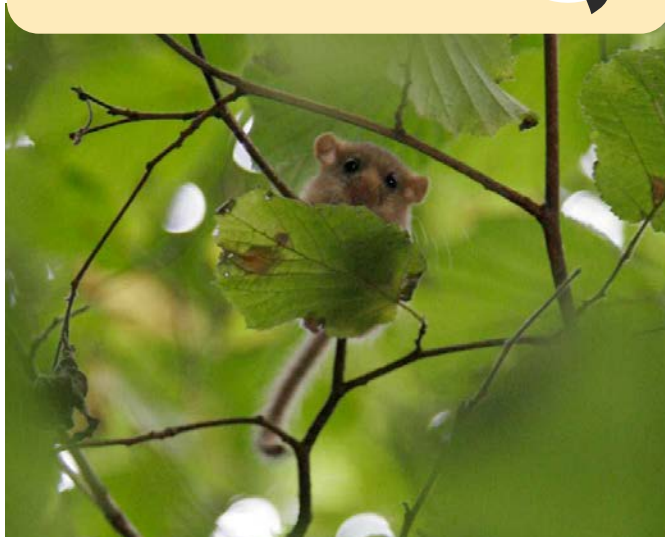
HGC spatial principle: Enable wildlife movement

Response: The establishment of a network of green and blue landscape corridors will facilitate wildlife movement as ecologically permeable habitat. These corridors will provide local ecological routes linking Hemel Hempstead to the surrounding countryside.



SANG and BNG provision

Country Park & green buffer



HGC spatial principle: Increase biodiversity and retain, enhance and extend existing habitats.

Response: Approximately half of North Hemel Hempstead is set to be designated as green infrastructure, with the goal of preserving, enhancing, and expanding existing habitats. This initiative aims to achieve a significant net gain in biodiversity. As a crucial aspect of this strategy, sizable areas of Suitable Alternative Natural Green Space (SANG) will be established. These spaces will serve as areas where individuals can partake in outdoor activities, including walking, picnicking, and other low-impact recreational pursuits. By providing the public with access to nature and simultaneously safeguarding vulnerable ecosystems, SANG will contribute to striking a balance between development and environmental conservation.



Countryside access links

SANG and BNG provision

Significant publicly accessible green area



HGC spatial principle: Create and maintain rich, wide and well-connected biodiverse buffers to reduce air and noise pollution, including along transport routes such as the M1.

Response: As discussed above, North Hemel Hempstead will establish wide and well-connected biodiverse buffers and landscape corridors as part of a comprehensive landscape strategy. These corridors and buffers will seek to reduce air and noise pollution from surrounding roads, including Redbourn Road to the south and the M1 to the east.



Motorway & utilities mitigation

Significant publicly accessible green area





HGC spatial principle: Support and encourage community stewardship of places within the green network

Response: Managing the parkland in North Hemel Hempstead through community involvement will foster a sense of ownership and pride among residents. As the project progresses, models that facilitate the community stewardship of the landscape will be explored by the project team.



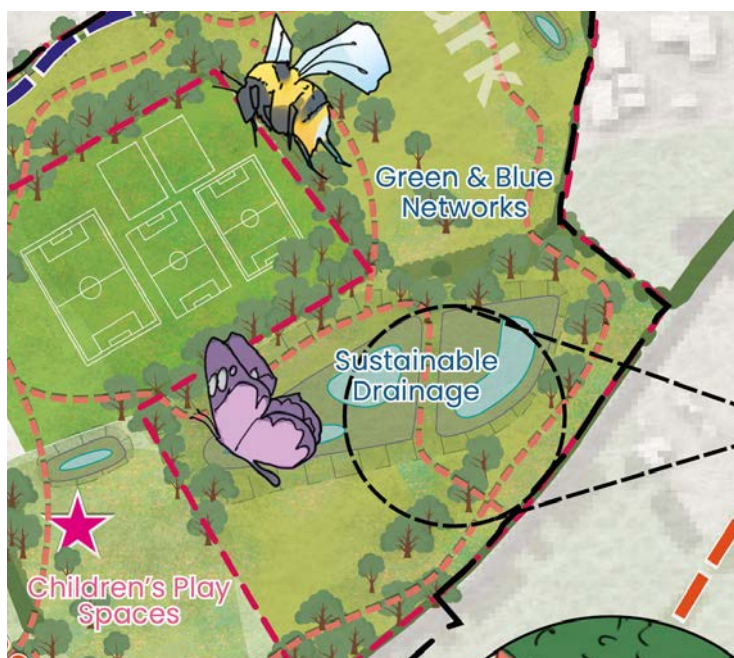
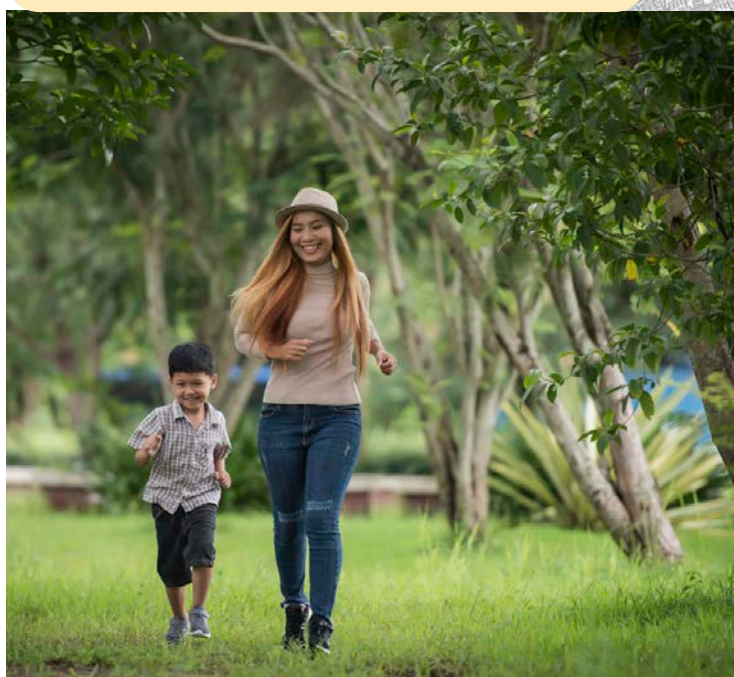
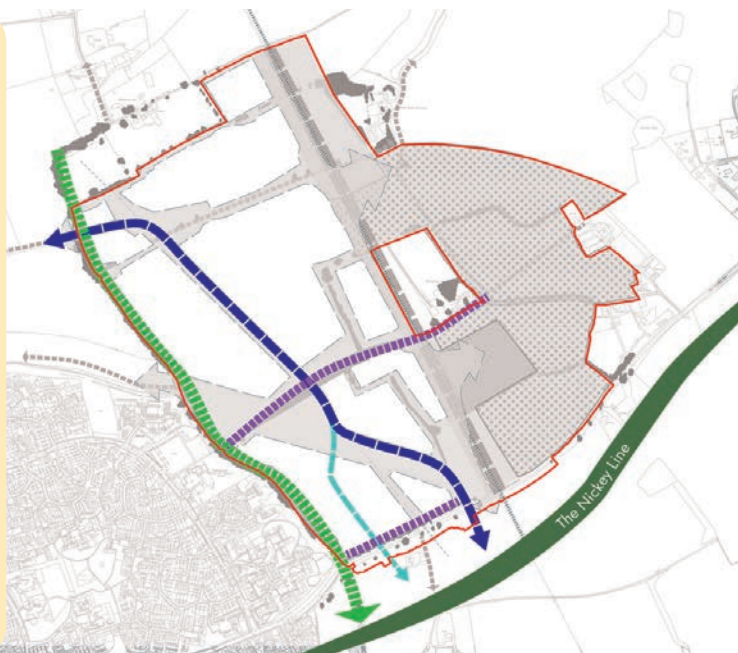


HGC spatial principle: Make the green network accessible to all

Response: The network of green and blue landscape corridors will provide legible, safe and convenient off-road walking and cycling routes. Where the topography allows, these routes will be designed to be accessible for people with limited mobility.



Access to Nickey Line & HGC Green Loop

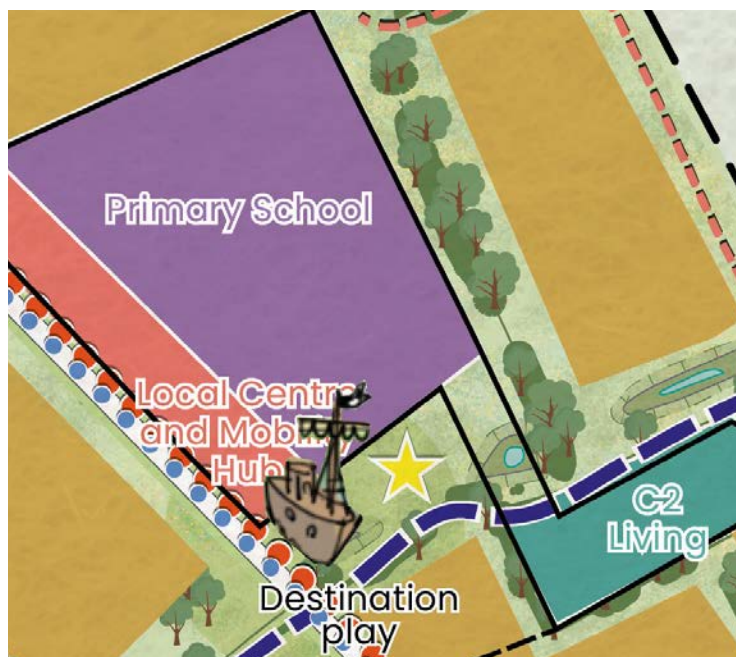


HGC spatial principle: Create sustainable urban drainage systems (SuDS) for water management, landscape design and placemaking.

Response: The creation of a sustainable drainage system network for North Hemel Hempstead will provide the opportunity for wet and semi-wet habitats to enhance biodiversity. Swales and ponds will also promote wellbeing by providing places for people to enjoy nature and relax. The design of SuDS will be part of a comprehensive placemaking strategy that meets the needs of both people and nature while mitigating surface water flooding sustainably.



Strategic & local open space



HGC spatial principle: Extend and enrich Hemel's existing network of adventure playgrounds

Response: To continue Hemel's tradition of adventure playgrounds, North Hemel Hempstead will include an adventure playground as part of a comprehensive formal and informal play strategy.



HGC spatial principle: Extend the existing network of productive landscapes

Response: North Hemel Hempstead will provide a range of growing landscapes, including allotments, community gardens, orchards, and other edible species within the public realm, to promote health and well-being and provide an affordable source of nutrition. As the project progresses, the team will explore community-led initiatives and other partnerships.



Community food growing

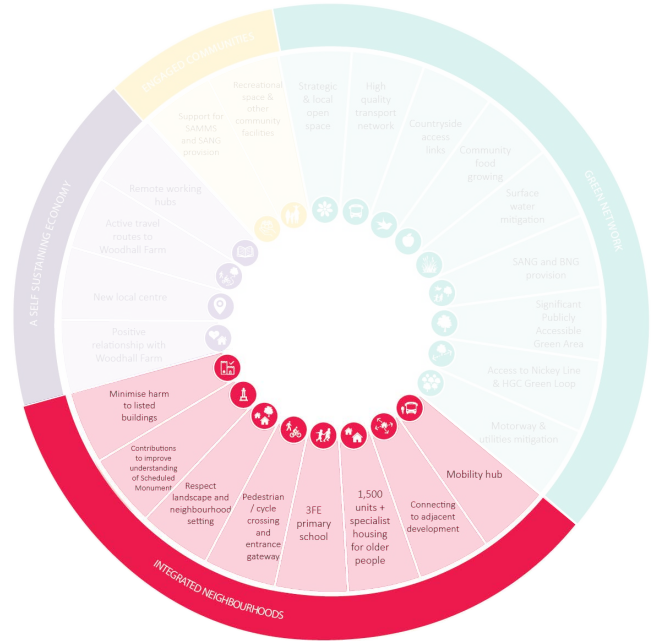




HGC pillar: Integrated Neighbourhoods

"Hemel Garden Communities will be made up of a series of walkable neighbourhoods, connected to each other with individual distinct identities, exemplar design and sustainability standards, centred upon lively, inclusive local centres."

Policy H1 of the St. Albans City & District Council Draft Local Plan 2041.

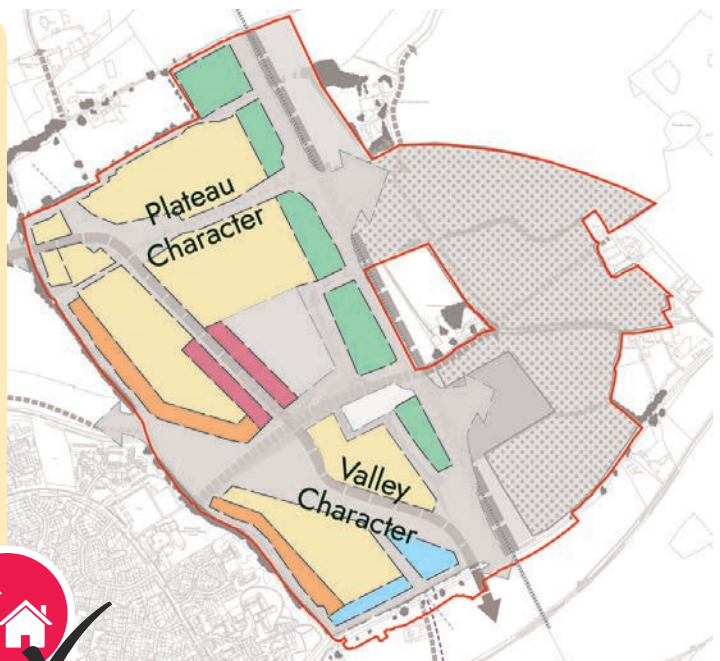




HGC spatial principle: Create new neighbourhoods and grow existing ones on hilltops and higher ground following the established development pattern of the town and using lower ground and green routes to support the Green Network.

Response: North Hemel Hempstead will be designed with development located on higher ground, while valley floors and other lower-lying areas will be designated as publicly accessible landscape to support the concept of the Green Network pillar. The establishment of different development and landscape characters across the Site will be partly driven by the valley and plateau topography.

1,500 units + specialist housing for older people



HGC spatial principle: Establish and reinforce walkable relationships between housing, community facilities and the wider Green Network.

Response: As discussed earlier in the Green Network pillar, the establishment of a network of green and blue landscape corridors and spaces will facilitate active travel within North Hemel Hempstead. These corridors will provide safe, walkable and overlooked pedestrian routes from housing areas to community facilities, including the local centre, primary school, community growing and play areas and the wider Green Network without the need to cross many roads.

3FE primary school



Mobility hub



HGC spatial principle: Create neighbourhoods that are distinct from each other

Response: A set of comprehensive built character and key masterplanning areas have been developed to create variety and interest.

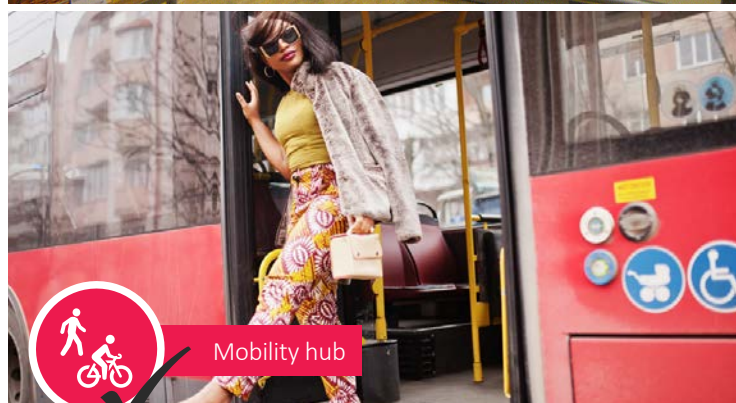




HGC spatial principle: Support vibrant, accessible local centres

Response: The proposed local centre is strategically situated at one of the Site's most sustainable and accessible locations, serving as a convergence point for several routes and sustainable modes of travel. It links to an existing public right of way connecting to Redbourn in the east, a landscape and active travel corridor linking to the neighbouring Hemel Garden Communities (HGC) and the Nickey Line, as well as a public transport corridor and interchange serving the wider HGC.

The local centre will support both new residents and neighbouring communities without competing with existing facilities at Woodhall Farm. It will include a three form entry primary school with early years provision, a 70 bed care home, community building, nursery, convenience store, small retail units, destination children's play, and a mobility hub that encourages travel by modes other than the private car.



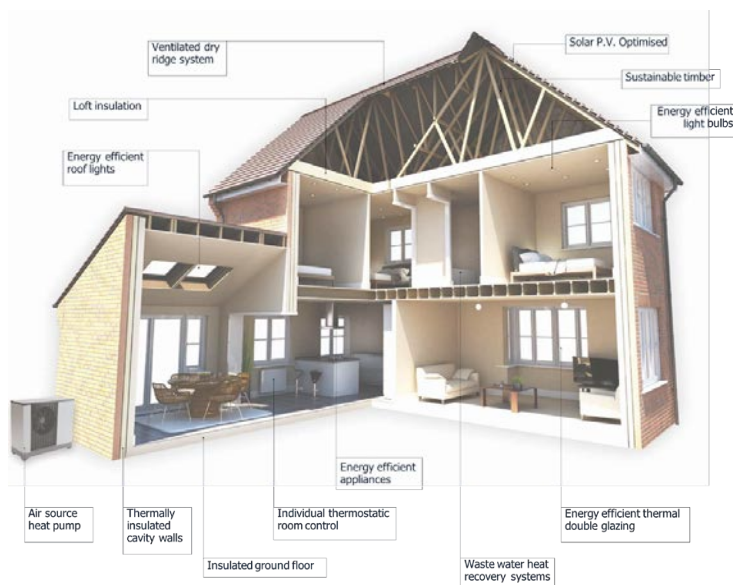
Mobility hub



1,500 units + specialist housing for older people



3FE primary school



HGC spatial principle: Create energy-efficient neighbourhoods and homes

Response: In North Hemel Hempstead, the following key initiatives will be implemented:

- Embedding holistic social and economic site-wide strategies that promote sustainable lifestyles, including activities such as walking, cycling, enhancing the public realm with green spaces, and local food production, into the proposals.
- Incorporating site-wide environmental protection and enhancement solutions to mitigate the effects of climate change. These solutions may involve implementing sustainable urban drainage systems, planting woodlands, and creating habitats to enhance the environment.
- Providing sustainable energy production options. Mitigation and adaptation to climate change will also be reflected in individual plots and homes through the incorporation of energy reduction technologies.



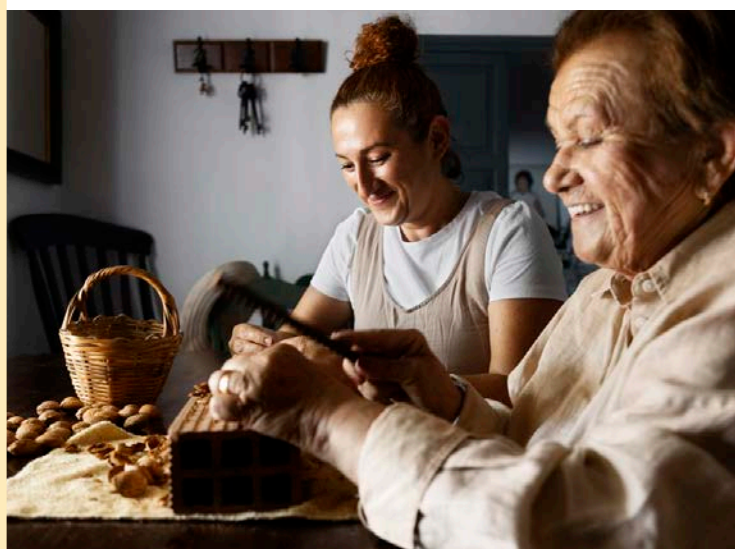
HGC spatial principle: Create intergenerational and inclusive neighbourhoods

Response: In addition to a diverse range of new homes, including a 70 bed care home, the inclusive design approach aims to create a new neighbourhood and public open spaces that are accessible and welcoming to people of all ages, abilities, and backgrounds. Its aim is to foster a sense of belonging, participation and positive social interaction for the whole community.

As the design and planning of North Hemel Hempstead progresses toward reserved matters applications, the project team will consider a range of factors. These include barrier free infrastructure, diverse housing options, accessible transportation, green spaces, and social amenities tailored to the needs of individuals with disabilities, women (including girls), the elderly, children and marginalised populations.

The provision of a diverse range of house types, sizes and tenures will promote social diversity and respond to identified local housing needs. Opportunities for downsizing will allow older residents to remain within their community and maintain important social and family networks.

Building on the public engagement undertaken to date, the project team will continue to explore models for ongoing community involvement in the design process and the long term stewardship of public open spaces and community buildings.



Connecting to adjacent development

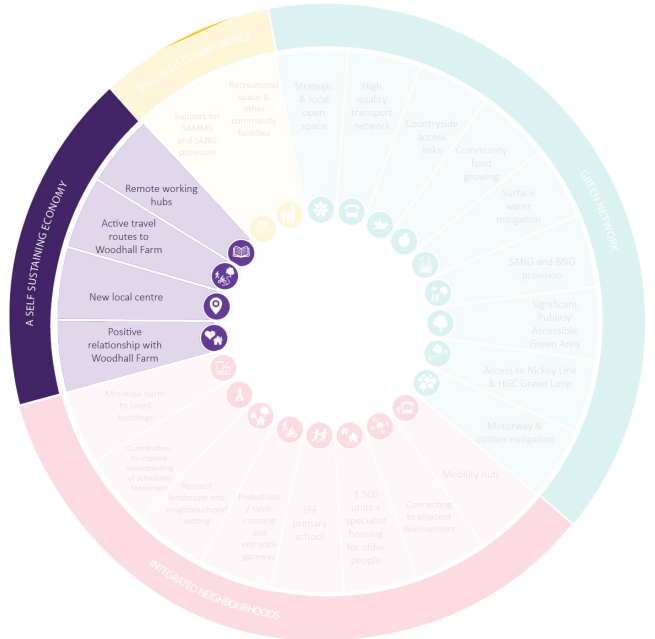




HGC pillar: A Self Sustaining Economy

"Innovation in sustainability, circular economy principles and digital connectivity will be key employment drivers in Hemel Garden Communities and provide a strong theme for the economic identity of the town."

North Hemel Hempstead aims to promote a circular and inclusive economy. Achieving these objectives will require careful planning and coordination. While some initiatives can be implemented immediately, many are earmarked for future stages of the project, to be explored by the project team. These pages outline some of the initiatives North Hemel Hempstead will continue to explore.



Policy H1 of the St. Albans City & District Council Draft Local Plan 2041.



Positive relationship with Woodhall Farm



New local centre



Remote working hubs



HGC spatial principle: Supporting Local Enterprises, Skills Providers, and Initiatives

Response: Community Land Trusts: As discussed earlier, North Hemel Hempstead will explore the establishment of community land trust to ensure long-term stewardship of the neighbourhood's assets and spaces. This can help maintain affordability and community control over critical resources.

Stewardship is an important element of HGC and North Hemel. HGC is currently preparing a Stewardship & Placemaking SPD, and HGC is expected to launch a public consultation on the document in early 2026.

A standalone Stewardship Statement has been submitted to accompany this outline planning application which sets out the overarching principles of long-term stewardship of community assets and spaces. This Statement will be updated as the outline application progresses through the determination period and will have regard to the emerging Stewardship & Placemaking SPD once it has been consulted and formally adopted by St Albans City and District Council.



HGC spatial principle: Maximising use of low carbon and recycled materials and Minimising waste and maximising its recycling potential

Response: As previously explored in the 'Integrated Neighbourhoods' section of this document, North Hemel Hempstead will create energy-efficient neighbourhoods and homes through a variety of strategies that will develop as the project progresses.



HGC spatial principle: Support and promote green technologies

Response: As part of the wider HGC, North Hemel can play an important role in supporting and promoting green technologies in several ways:

Sustainable Infrastructure: North Hemel Hempstead will collaborate with HGC to ensure infrastructure is designed and built with sustainability in mind. This includes energy-efficient public transportation and green buildings that utilise modern methods of construction such as off-site manufacturing for faster and more sustainable construction.

Renewable Energy: North Hemel Hempstead will explore renewable energy sources such as solar panels on rooftops, wind, and geothermal energy, such as ground source heat pumps.

Energy-Efficient Homes: As the project progresses, North Hemel Hempstead will promote energy-efficient building designs and technologies in residential and commercial properties. This can involve green construction practices, the use of high-quality insulation, and the installation of energy-efficient appliances.

Green Spaces and Agriculture: North Hemel Hempstead will offer a variety of green spaces and productive landscapes, including a substantial area designated as Suitable Alternative Natural Green Space (SANG). These spaces will encompass community gardens, orchards, allotments, and a range of edible plants and trees within the public realm. This sustainable landscaping approach can contribute to local food production and reduce the carbon footprint associated with food transportation.

Waste Management: As the project progresses, North Hemel Hempstead will collaborate with HGC to implement advanced waste management systems, including recycling programs, composting, and waste-to-energy technologies.

Education and Awareness: North Hemel Hempstead will explore opportunities to educate residents and businesses about green technologies and sustainable practices. Strategies to raise awareness and encourage the adoption of environmentally friendly solutions will include the creation of outdoor classrooms and educational landscapes for primary school children. Additionally, interpretation boards will be provided in the landscape to facilitate learning about how residents of Hemel Hempstead can live in harmony with nature.

Transportation: North Hemel Hempstead will promote eco-friendly transportation options through the provision of electric vehicle charging stations, bike lanes, and pedestrian-friendly pathways. North Hemel Hempstead will also work with HGC to develop an efficient public transportation system with low-emission vehicles.



HGC pillar: Engaged Communities

"Connected and engaged communities will be active participants in the transformation of Hemel Garden Communities. Cultural and heritage activity, public art, knowledge and skill exchange and enterprise will all play a role, now and in the long term."



HGC spatial principle: Support town-wide heritage and cultural organisations and events

Response: As the project progresses, North Hemel Hempstead will work with HGC to support heritage and culture. Opportunities could include hosting events within indoor and outdoor spaces and using heritage and cultural interpretation boards within the landscape for learning.



HGC spatial principle: Support the creation of new town-wide heritage or cultural programmes

Response: As the project progresses, North Hemel Hempstead will work with HGC to explore opportunities for the creation of new town-wide heritage or cultural programmes.



HGC spatial principle: Provide space in buildings and public spaces for local-level heritage and cultural activities

Response: Please see the response to "Support town-wide heritage and cultural organisations and events" above.



Policy H1 of the St. Albans City & District Council Draft Local Plan 2041.



HGC spatial principle: Support neighbourhood-level heritage and cultural activities and networks among makers, cultural providers, and community associations

Response: As previously explored within the 'A Self-sustaining Economy' section of this document, North Hemel Hempstead will explore the provision of support for neighbourhood-level heritage and cultural activities and networks among makers, cultural providers, and community associations. This support could be facilitated through the provision of indoor and outdoor spaces, including opportunities for marketplaces and coworking, as well as the potential for pop-up shops, artistic installations, events, workshops, and other initiatives. North Hemel Hempstead will also explore models for the long-term stewardship of the community's landscape, public buildings, and businesses.



HGC spatial principle: Build in cultural commissions which shape new development.

Response: North Hemel Hempstead will explore opportunities for cultural commissions during its development, including the use of underdeveloped land for pop-up events or temporary cultural projects. Once the development is completed, the project team, in collaboration with its partners, will continue to explore opportunities for cultural commissions.



Recreational space & other community facilities



HGC spatial principle: Deliver meaningful, early activation and temporary projects to promote community engagement or test longer-term interventions, such as pop-up uses or a new public amenity in an underused location.

Response: Please see the previous response.



HGC spatial principle: Enable long-term stewardship of spaces, places and assets by community associations and local societies, and a wider network of interested individuals and groups.

Response: As the project progress, the project team will explore models for the long-term stewardship of the community's landscape, public buildings, and businesses.

